



April 5, 2016

Steve Lee
Preferred Engineering LLC
11627 SE 58th Street
Bellevue, WA 98006
Sent by email to: steve@pellc.org

Dear Mr. Lee:

Subject: Application Incomplete (SUB16-00342)

The application you submitted on March 3, 2016, for the proposal identified above, has been reviewed for completeness. As of today, we have determined that your application is not complete. Please submit the following additional information:

1. Preliminary Plat Map: The preliminary plat map survey is absent. The applicant will submit a preliminary map survey with resubmittal.
2. Public Work Comments: Respond to the following Public Works comments (also see attached plan markups):
 - a. Extend the survey to the south along 82nd Ave NE to confirm the existing roadway dimensions and cross-section.
 - b. For the 82nd Ave NE frontage, provide a 4.5' planter strip and 5' sidewalk behind the curb and gutter.
 - c. For the new road right-of-way, provide the following cross-section consistently from north to south along the entire length:
 - i. 0.5' curb
 - ii. 20' paved curb-to-curb road
 - iii. 0.5' curb
 - iv. 4.5' planter strip
 - v. 5' sidewalk
 - d. Remove the bump in the right-of-way in Lots 1 and 2.
3. Respond to Fire Department's comments: The Fire Department stated that the applicant submitted the wrong Pre-Submittal comments (PRE15-00584) for the property to the east. Fire needs verification that the proposed project design considers the correct pre-submittal comments. The applicant will respond in writing that the project design reflects the correct pre-submittal comments from the City.
4. Tree Retention Plan. The City's consulting arborist has review the proposed project (see UF review document). The arborist has identified a grove on the property, Trees #18 through 21. Applicant should redesign wall improvements shown on the civil plans on proposed Lot 1 to accommodate for the retention of this grove. Note: The applicant will be expected to have an updated arborist report addressing the proposed wall design and the retention of the grove with the submittal of the land surface modification permit.

April 5, 2016

Page 2

Any and all revisions to plans should be clouded to indicate a change. We cannot continue processing of your application until this material is received.

Your application will be considered withdrawn due to inactivity if you fail to submit the information requested in this letter within the next 90 days. The 90 day deadline may be extended if you submit a request for an extension and the Planning Director concludes that you are making reasonable progress toward submitting the required information.

If you have any questions, please call me at 425.587.3247.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT

Scott Guter
Planner



Enclosures: Public Works comments.
UF Review document.

cc: File Number SUB16-00342